

Resolution by the City of Buchanan Plan Commission to Initiate an Application for a Zoning Amendment at the Property at 208 Days Avenue from R1A Residential to C-3 Central Business District

WHEREAS, pursuant to the City of Buchanan Zoning Ordinance, an applicant, the City Commission or Plan Commission, upon its own action, may initiate an application for amending the zoning ordinance text or map

WHEREAS, the Buchanan Community Development Department is working with a developer to redevelop a boutique hotel at the historic livery building at 206 Days Ave, and

WHEREAS, the Buchanan Community Development Department and the developer are working with the Michigan Economic Development Corporation (MEDC) on a Community Revitalization Project that would leverage significant state funds to be used to implement the project, and

WHEREAS, for the project to be implemented it will be necessary for the developer to acquire the property at 208 Days Ave and to incorporate the property into the project site plan, and

WHEREAS, the Plan Commission believes that the project is an appropriate extension of the C-3 Central Business District will become an anchor to the neighborhood and be a catalyst for other rehabilitation and redevelopment projects and economic development in the neighborhood and in the city

WHEREAS, the Plan Commission deems it to be in the public interest of the City of Buchanan to initiate the proposed zoning amendment,

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Buchanan supports the action to initiate a Zoning Amendment for the Property at 208 Days Avenue from R1A Residential to C-3 Central Business District

XXXXXX
XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX

AYES: _____

NAYS: _____

RESOLUTION ADOPTED.

CERTIFICATE

The duly elected and acting Clerk of the City of Buchanan hereby certifies that the foregoing constitutes a true copy of a Resolution adopted at a regular meeting of the City of Buchanan Board, Berrien County, Michigan, held on _____, at which meeting all members were present as indicated in said minutes and voted as therein set forth; that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

(Clerk Signature)



PUBLISHED:

Berrien County Record

**NOTICE OF PUBLIC HEARING
CITY OF BUCHANAN
Plan Commission**

A Public Hearing has been set for October 3rd and 6:00 p.m. at Buchanan City Hall, 302 N. Redbud Trail, Buchanan, Michigan 49107. The purpose of the Public Hearing is for the Plan Commission to consider an application for a zoning amendment of the Buchanan zoning ordinance initiated by the Plan Commission to amend the zoning of 208 Days Ave from R-1A Residential to C-3 Central Business District.

At the above time and place, all interested parties will be given an opportunity to be heard before the Plan Commission issues its determination regarding the application. Parties seeking visual or audio accommodation may contact Clerk Kalla Langston at (269) 695-3844, preferably with as much advance notice as possible, so that suitable arrangements can be made to help make needed accommodations.

Written comments may also be submitted in advance of the meeting to Community Development Director Richard Murphy either by delivery to Buchanan City Hall, or via email to rmurphy@cityofbuchanan.com.

Richard Murphy
Community Development Director

Kalla Langston
City Clerk

Rezoning for 208 Days Ave

Vincent Isabell <vincent.isabell9@gmail.com>

Tue 9/19/2023 12:38 PM

To: Richard Murphy <rmurphy@cityofbuchanan.com>

Dear Buchanan Plan Commission,

I am the current owner of 208 Days Avenue. I have executed a purchase agreement for the sale of my property to the developer of the Historic Livery Project. I am in support of the Historic Livery Project and I am in support of the rezoning of my property from R1A to C-3 Central Business District.

Sincerely,

Vincent Isabell

Sent from my iPhone

City of Buchanan Planning & Zoning
302 North Redbud Trail,
Buchanan, Michigan 49107
Phone (269) 695-3844 x 19 Fax (269)695-4330

**General Information Application
For Land Development**

(Complete application must be filed with the Zoning Administrator)

1. Applicant and Owner Information

Applicant(s)

Property Owner(s)

*Vincent &
Sarah Isabell*

Principle Contact:

Principal Contact:

Name Buchanan Plan Commission

Name David Wishart / Patricia

Address % Community Dev.

Address 208 Day Ave Wishart

City Director Rick Murphy

City Buchanan

State _____ Zip _____

State MI Zip 49107

Telephone _____

Telephone _____

Secondary Contact:

Architect (if applicable):

Name _____

Name _____

Address _____

Address _____

City _____

City _____

State _____ Zip _____

State _____ Zip _____

Agent or Attorney:

Engineer (if applicable):

Name _____

Name _____

Address _____

Address _____

City _____

City _____

State _____ Zip _____

State _____ Zip _____

Is this property held in a trust? No

Yes Note – for all trusts—Provide, as an attachment, a statement from the trustee verifying the names of all owners

Name of trust _____

Address _____ City _____ State _____ Zip _____

2. Applicant and Purpose of Application

a. Applicant is (check one)

Property Owner Attorney Agent

Other (specify) Buchanan Plan Commission

b. This application is a request for the following City of Buchanan action (check the appropriate action(s) requested.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezone of Property | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Land Division Approval | <input type="checkbox"/> Zoning Variance(s) |
| <input type="checkbox"/> Condominium Approval | <input type="checkbox"/> Plan Review with Plan Commission |
| <input type="checkbox"/> Other Action (please specify) _____ | |

c. The reason for the requested action(s) are as follows:

See Plan Commission Resolution attached

d. The specific section(s) of the Zoning Ordinance or other City ordinance(s) which address the amendment, variance, or other action which is being requested:

Zoning Amendment of Article XXV of Buchanan Zoning Ordinance

e. The following questions must be answered only if the application contains a request for a zoning variance:

(1) Are the conditions which prevent the development of the property the result of action by an individual who has or had the property interest in the subject property?

Yes

No

(2) If the conditions were self-imposed (not hardship), please explain why the variance should be granted?

3. Site and Surrounding Property Information

a. Common address or property location of subject property:

208 Days Avenue

b. Legal Description (Attach additional sheet if necessary):

See attached Beacon report

c. Permanent Real Estate Tax Identification Number: 11-58- 1500-0043-00-9

d. Parcel Size: 10,240 square feet

0.234 acres
64 dimension of lot frontage
160 dimension of lot depth

e. What are the current land uses and zoning on the land and adjoining parcels of land surrounding the site?

	Current Zoning	Current Use of Land
On Site	<u>RIA</u>	<u>Residential</u>
Property Abutting – North of Site	<u>C-3 CBD</u>	<u>Vacant</u>
Property Abutting – South of Site	<u>RIA-Res</u>	
Property Abutting – East of Site	<u>McCoys Creek Trail</u>	<u>RIA-Res</u>
Property Abutting – West of Site	<u>McCoys Creek Trail</u>	

f. Describe any existing structures and the physical attributes of the site:

One Residential Structure

Description of the Proposed Development

a. Please describe the proposed use of the land and/or buildings assuming approval of the request:

Redevelopment of the History Livery into a boutique hotel

b. What is the proposed time frame for the build – out of the proposed development? _____

c. Please describe the number of buildings, square footage of each building and the total square footage of the development along with the required number of parking spaces for each intended use:

Building Use	Number of Buildings	Building Area (sq. ft.)	Total Building (sq. ft.)	Req. Parking
Single Family	<i>1</i>	<i>50' x 25'</i>	<i>1,250</i>	
Multi Family				
Retail				
Office				
Industrial				
Other				

Other please specify type of use _____

Totals _____

d. Please describe the number of water and sewer connections this development will require:

Building Use	Water Connections & Size	Sewer Connection
Single Family	<i>TBD - per project site plan and construction docs.</i>	
Multi - Family		
Retail		
Office		
Industrial		
Other		

Other please specify type of use _____

Totals _____

e. Will the building within this proposed development house any hazardous materials at occupancy?

~~No~~
 Yes – Please continue by describing the type and quantity of materials:

4. Fire Department Approval of Site and Building Plans:

The City requires that the Fire Department must approve all site and building plans. This application and associated documentation must be approved by the Fire Chief or his designee. This approval can be arranged by calling the Fire Chief's office.

Approval Date: 9-18-23

Conditions Attached

By: Robert Adams

Yes

Title: Fire Chief

No

5. Required and Requested Attachments

a. _____ Plat of survey with legal description.

b. _____ Site plan of proposed use or project showing traffic patterns, parking locations and count, drainage patterns including detention areas, landscape plans, landscaping plans, exterior lighting locations and illumination pattern, building façade portrait and building size and location dimensions.

c. _____ Floodplain / hazard map (engineers drawing or FEMA map showing location of subject project).

d. Please include any additional comments or pertinent information below or on separate attachment to this application.

6. Signature and Declaratory Statement

a. Please describe the reason that this petition should be granted:

See Community Development Director Report & Recommendation and Findings of Fact

b. **Required Attendance at Public Hearing and / or Plan Commission Meeting(s):** The Plan Commission and the Board of Appeals have established a policy requiring the applicant or a designed representative of the applicant shall be present at any meeting or public hearing at which the matter will be considered. Failure of the applicant or designee of the applicant to appear before the Plan Commission or Board of Appeals is ground to postpone consideration of the application.

Clerk

a. Declaratory Statement: I _____, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the attendance responsibilities of the applicant as set forth in paragraph b above.

b. Date: _____

c. Applicant Signature: _____

Buchanan Plan Commission

d. Notary Public Certification Statement

I _____, Notary Public in and for the State of Michigan

hereby state that on the _____ day of _____, 200____, the above captioned Applicant appeared before me and, under oath, stated that all matters contained in this

Application for Land Development are true.

Notary Public

My commission expires _____

The following signature is required, for verification that this is a valid and complete application to be considered by the Plan Commission or Zoning Board of Appeals.

[Signature] _____ Date *9/14/2023*
Zoning Administrator

Meeting date for initial review: _____



Overview



Legend

- Roads**
-  Interstate
 -  Major Arterial
 -  Minor Arterial
 -  Roads
 -  <all other values>
-  Parcels2023
-  Lake Michigan

Parcel ID	11-58-1500-0043-00-9	Alternate ID	n/a	Owner Address	WISHART DAVID
Sec/Twp/Rng	n/a	Class	401		WISHART PATRICIA A
Property Address	208 DAYS AVE BUCHANAN	Acreage	n/a		312 ROSS DR BUCHANAN, MI 49107
District	11310				
Brief Tax Description	LOT 6 BLK B A C DAYS ADD TO CITY OF BUCHANAN EXC COM AT NW COR OF LOT 6 TH E 51.2' TH SW TO A PT 28.5' E OF SW COR TH W 28.5' TH N 66' TO BEG (Note: Not to be used on legal documents)				

Date created: 9/13/2023
Last Data Uploaded: 9/13/2023 1:01:47 AM

Berrien County, MI

Summary

Parcel Number 58-1500-0043-00-9
Property Address 208 DAYS AVE
 BUCHANAN MI 49107
Brief LOT 6 BLK B A C DAYS ADD TO CITY OF BUCHANAN EXC COM AT NW COR OF LOT 6 THE 51.2' TH SW TO A PT 28.5' E OF SW COR TH W 28.5' TH
Tax Description N 66' TO BEG
(Note: Not to be used on legal documents)
Class 401
School District 11310
Map # 035-2
Acres 0.00
Liber/Page 3008/2847
Plate Number F40K

Owners

Owner WISHART DAVID WISHART PATRICIA A 312 ROSS DR BUCHANAN, MI 49107	Tax Payer ISABELL VINCENT ISABELL SARAH 208 DAYS AVE BUCHANAN, MI 49107
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Valuation

Year	Assessed Value	State Equalized Value	Taxable Value
2022	\$44,600	\$44,600	\$35,638
2021	\$37,100	\$37,100	\$33,941
2020	\$33,900	\$33,900	\$32,857

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Developed by



The Livery

206 Days Ave

Historic McCollum Livery Property



The McCollum Livery
c. 1915-1950

The McCollum Livery in downtown Buchanan is a compelling redevelopment opportunity that oozes with cool factor and presents an opportunity to leverage a truly unique and unforgettable cultural experience.

The historic building was one of the City's important livery stables that brought people arriving from Buchanan's rail station to the center of town. Think of it as Buchanan's first taxi station. The building is perfectly positioned on a bend of the designated trout stream, McCoy's Creek, that runs also through the adjacent Buchanan Common main square and across historic downtown Front St.

There is an opportunity to build terrace dining over the clear running waters of the creek which can be heard throughout the grounds. Salmon and steelhead can be seen running in season up the creek. The Buchanan Common is a thriving arts and cultural center that is programmed with a high-quality summer concert series with national acts, a vibrant farmer's market and food truck scene.

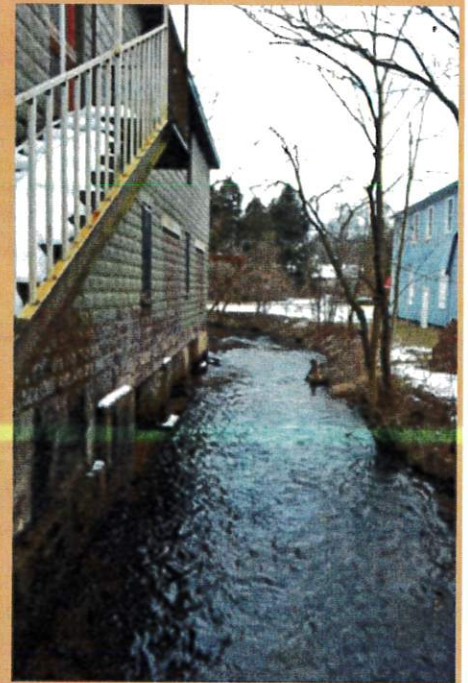
The building is also adjacent to McCoy's Creek Trail, a several mile non-motorized trail that takes adventures along the creek, through the wilderness, historic downtown and over the St. Joseph River to River St. Joe Brewery and Flatwater Farms, Michigan's only organic brewery.

The project speaks to an urgent need and demand in Buchanan to leverage boutique overnight hospitality accommodations with a destination restaurant to drive visitor per capita spending. Right now many visitors stay overnight in South Bend but it is clear that they want to be in Buchanan.

Why does historic preservation matter in a small place like Buchanan?

There are many reasons. What's left of Buchanan's built environment defines the community and gives it a unique identity. The Creek, the Mill Race, the old buildings Downtown, and the houses scattered in the neighborhoods tell the story of 180 years of community. The United States is full of generic and meaningless new places: strip malls, subdivisions, fast food chains, civic buildings, and on and on, all forgettable and meritless. Buchanan has wonderful old buildings that define a place and tell a story.

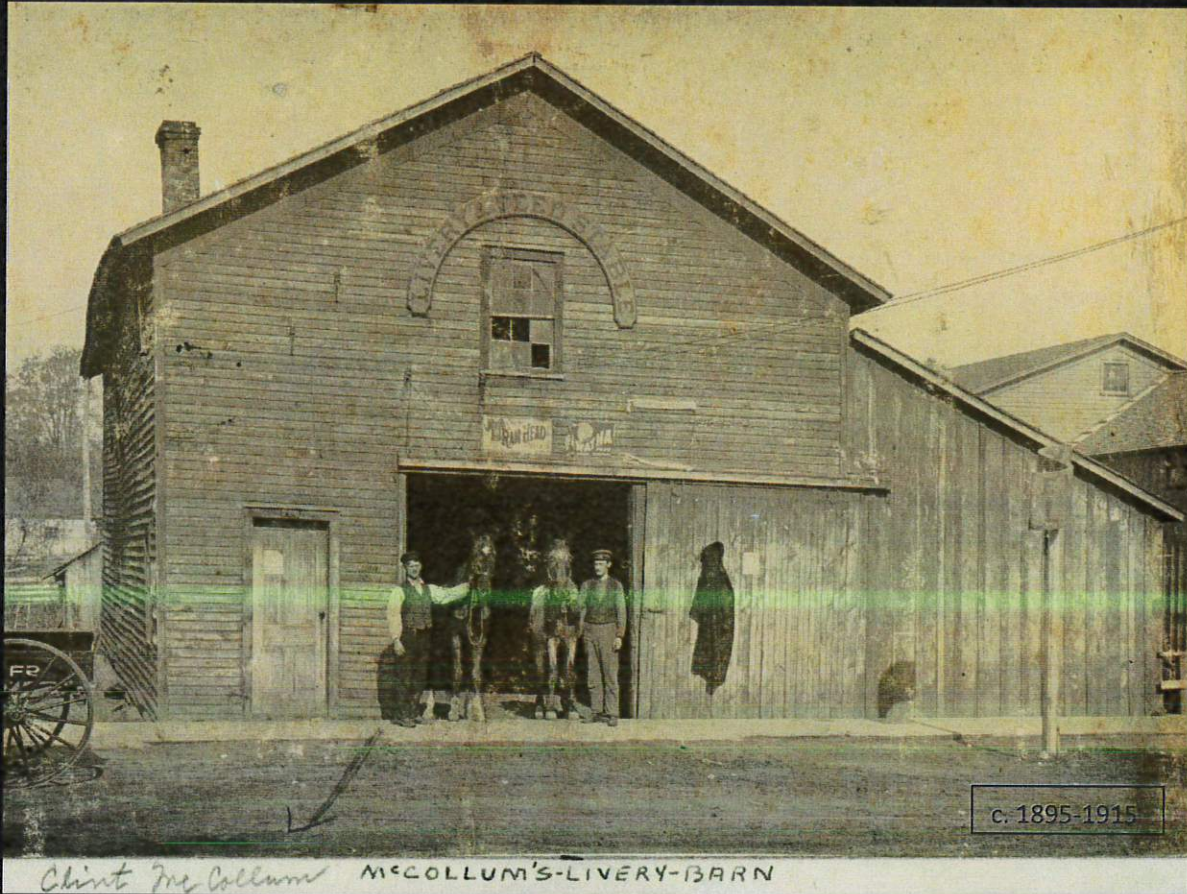
People visiting, shopping, and looking for housing appreciate Buchanan's Downtown and Buchanan's buildings, houses, and water features. These distinguish Buchanan from every other place in the world. They make Buchanan special. These warrant a meaningful level of investment in historic preservation and the civic will to make it happen.



McCollum Livery & Feed Stable
ADAPTIVE REUSE AS RESTAURANT AND INN

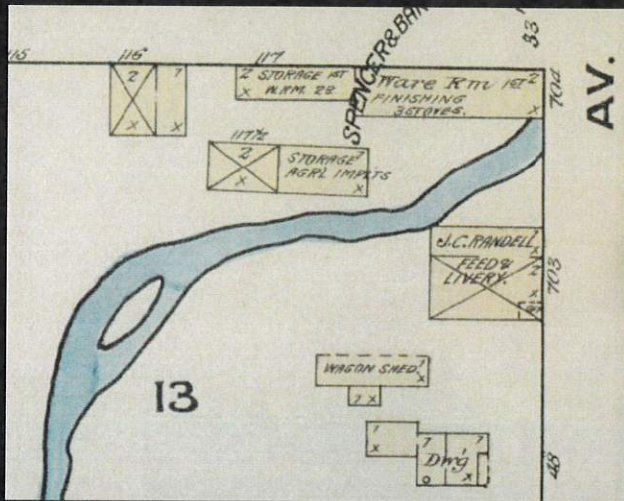


McCOLLUM'S LIVERY & FEED STABLE - BUCHANAN



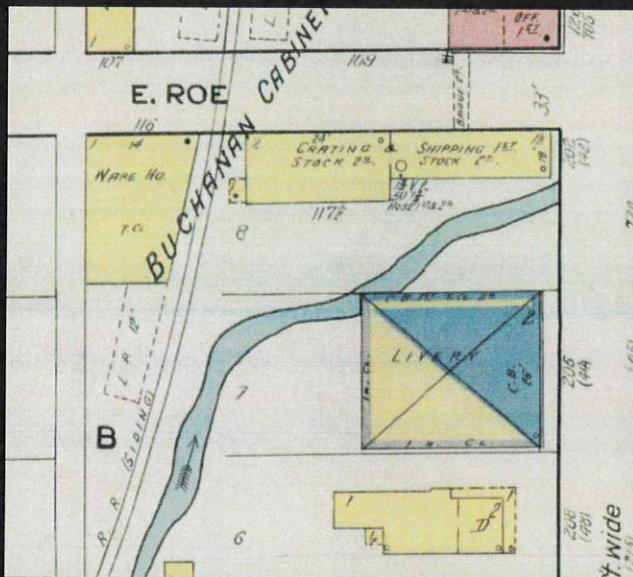
The **McCollum Livery Building**, located on the south bank of McCoy Creek at Days Avenue, was an enterprise by father and son, Everett and Edward Clinton McCollum, during the late 1800s into the first decades of the 20th century. Edward took over from his father in 1903 and by 1917 had made substantial improvements to the building, formerly frame, enlarging and rebuilding it of concrete block though interior wood posts and beams seem to denote the earlier structure. Keeping up with the advent of the automobile, Edward turned the business into Buchanan's first motor taxi service in 1913 which his son, Clayton, continued to operate through the 1940s.

An earlier livery served as a place to store Buchanan's fire wagon and horse team to provide quick access to fires after a devastating fire in 1862 destroyed most of the buildings in town. This was likely the J. M. Russell Livery that existed as early as 1860 at the northwest corner of Front and Redbud Streets. That livery gave way to brick buildings fronting Front Street and the livery at the Days Avenue location was a barn moved to that location at the end of 1880. It had two proprietors before McCollums, J. C. Randell in 1884 and Nathan E. Jones in 1889. Everett McCollum took over the livery in 1893. A fire damaged the livery heavily in 1895 but was reconstructed. The current building was used as mechanics garage and print shop after livery and taxi service, but now sits vacant.



The 1884 Sanborn Map of Buchanan shows the wood-frame J. C. Randell Feed & Livery at the location of McCollum's Livery.

This was the building Everett McCollum purchased in 1893.



The 1917 Sanborn Map of Buchanan shows the substantial reconstruction of McCollum's Livery by Edward Clinton McCollum.

The building served as a taxi garage and later a mechanics garage for McCollums into the 1940s and generally retains its historic appearance today.

The **McCollum Livery Building** features prominently as a gateway between the historic downtown and park to the north, and the Days Avenue residential district to the south. The building is the northernmost property in the proposed Days Avenue National Register of Historic Places neighborhood and is considered a contributing building in the district. Much like the grain elevator at the south end of Days Avenue, and nearby Zinc Collar Pad Building, listed on the National Register, the McCollum Livery Building is an example of small-scale industry or services offered in residential areas of the city.

Combined with the Mill Race to the west and McCoy Creek, running along the northwest and north sides of the livery property, the area's rich 19th century industrial character is defined by the livery, Pear's Mill, and former tin shop on the north bank of McCoy Creek. The livery and tin shop, now used for a community theatre, frame McCoy Creek and create an intimate space accessed by McCoy's Creek Trail. An adaptive reuse of McCollum's Livery Building would further this part of the city as an anchor for retail or lodging.





McCollum Livery, looking northwest



McCollum Livery, looking southwest



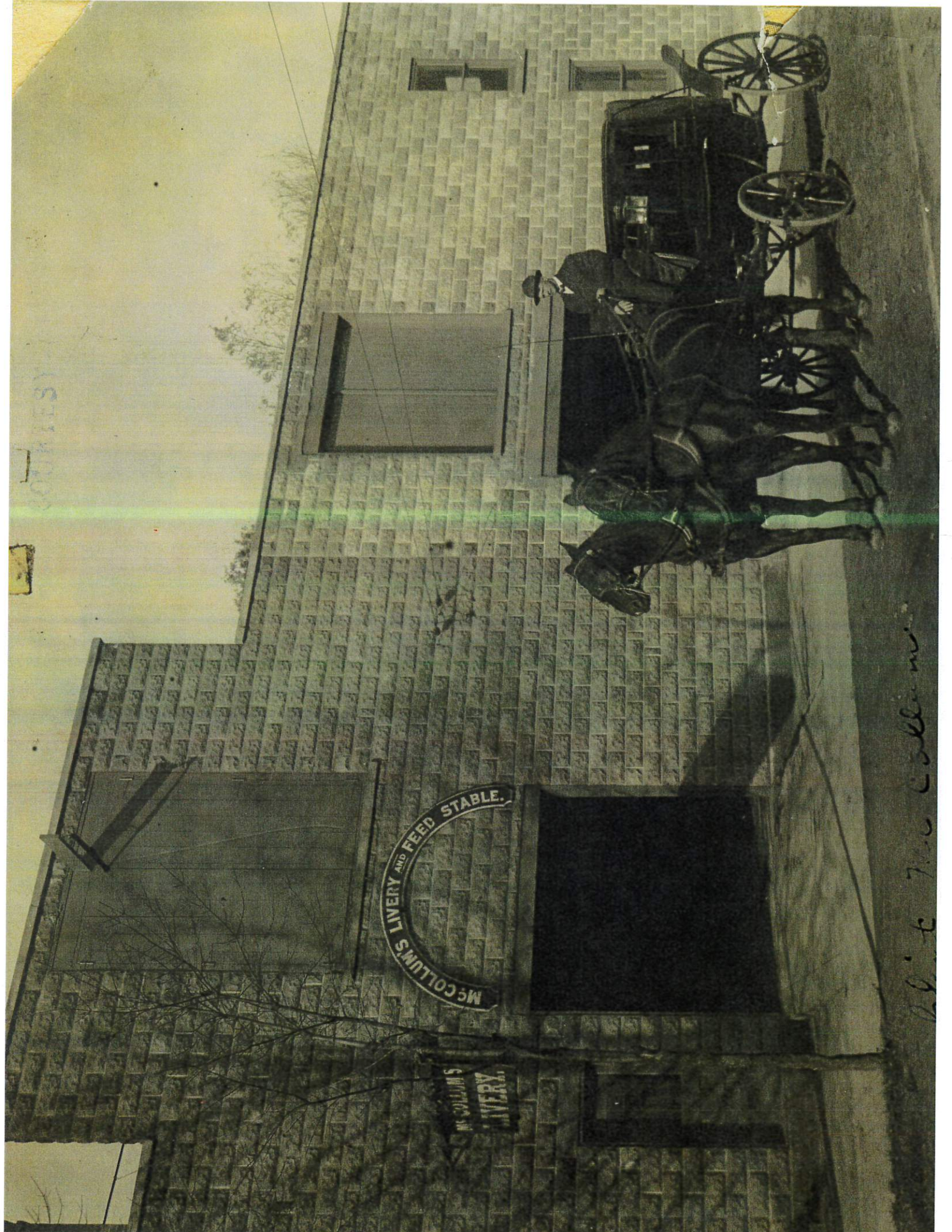
McCollum Livery, looking northeast



McCollum Livery, looking southwest (above) and west (right) along McCoy Creek.

One of the most unusual features of the McCollum Livery Building is how the building overhangs the south edge of McCoy Creek and together with the tin shop building, frames the view of McCoy Creek west of Days Avenue.





McCOLLUM'S
LIVERY AND FEED STABLE.

McCOLLUM'S
LIVERY.

Ab't McCollum

